



DesignBuild – “Virtual Specs”

- Ed Gallaher
Head, Specifications
LantDiv HQ
757-322-4406



DB Evolution – RFP vs CTR Dsn Sub

- 1993 BEQ, LCREEK
 - 90% P, Full Tech S
- 1996 BEQ, Sugar Grove
 - 50% P, Full Tech S
- 1998 Fitness Center, Oceana
 - 35% P (100% Civil), Full Tech S



DB Evolution – RFP vs CTR Dsn Sub

- 1999 Family Services Center, NR
- 1999 Physical Fitness Center, CL
 - 15% P, No Tech S – Design Criteria Only
- 2000 BEQ, CamLej
- 2000 Armories, CamLej
- 2000 SOF Facility, DamNeck
 - 0% P, S – Design Criteria Only



CTR Design Submittal - Today

- Drawings
 - “Buildable” vs “Biddable”
- Specifications
 - Div 01 RFP Sections w/ Amendments
 - No Div 02 – 16 Required
 - “Virtual Spec”
 - Submittal Register



The “Virtual Spec”

- Section 01160 – Design Specification Requirements
 - LantDiv Regional Guide Specs
 - Unified Facilities Guide Specs
 - LantDiv Guide Spec Exceptions
 - RFP Design Criteria



DB – Future ???

- NAVFAC DB Model – 2003?
 - SouthDiv DB Model is Basis
 - One Process
 - One Set DB Guide Specs
 - One RFP Format
 - One Set DB Proposal/Design Requirements
 - NAVFAC Team to Develop
 - EICO to Facilitate and Drive